



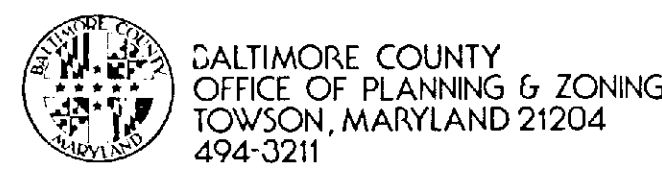
Pursuant to the advertisement posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner, the Variances should be had; and it further appears that the three existing dwellings were constructed in approximate-ly 1950 and that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,  
IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 1st day of April, 1980, that the herein Petition for Variances to permit side yard setbacks of 20 feet and 9.6 feet for Lot No. 1, 9.6 feet and 9.8 feet for Lot No. 2, and 9.8 feet and 12 feet for Lot No. 3, all in lieu of the required 25 feet, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The subdivision process must be completed before dividing the subject property into three separate residential properties.
2. Approval of a site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

*Jan M. H. Jung*  
Deputy Zoning Commissioner of Baltimore County

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 197\_\_\_\_, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



JOHN D. SEYFFERT  
DIRECTOR

January 11, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #94, Zoning Advisory Committee Meeting, November 13, 1979, are as follows:

Property Owner: Diamond Development Corp.  
Location: NE/S Old North Point Rd. 45' NW Rosebank Rd.  
Existing Zoning: D.R. 16  
Proposed Zoning: Variance to permit side setbacks of 20' and 9.6' for Lot #1, 9.6' and 9.8' for Lot #2, and 9.8' and 12' for Lot #3 in lieu of the required 25'.  
Acres: 0.40  
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

All subdivision requirements must be complied with.

Very truly yours,

*John L. Wimbley*  
John L. Wimbley  
Planner III  
Current Planning and Development



James I. O'Donnell  
Secretary  
M. S. Caltrider  
Administrator

November 26, 1979

Mr. William E. Hammond  
Zoning Commissioner  
County Office Bldg.  
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Nov. 13, 1979  
ITEM: 94.  
Property Owner: Diamond Development Corp.  
Location: NE/S Old North Point Rd. (Route 20) 45' NW Rosebank Rd.  
Existing Zoning: D.R. 16  
Proposed Zoning: Variance to permit side setbacks of 20' and 9.6' for Lot #1, 9.6' and 9.8' for Lot #2, and 9.8' and 12' for Lot #3 in lieu of the required 25'.  
Acres: 0.40  
District: 15th

Dear Mr. Hammond:

There is some question as to the correct existing right of way of Old North Point Road. Our records indicate a 40' right of way. To avoid confusion, the plan should note the proposed right of way line as being 30' from the centerline of highway.

Since the dwellings are existing, there will be no requirement for highway improvements.

Very truly yours,  
Charles Lee, Chief  
Bureau of Engineering  
Access Permits

*John E. Meyers*  
By: John E. Meyers

CL:JEM:vrd

My telephone number is (301) 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



STEPHEN E. COLLINS  
DIRECTOR

January 15, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 94 - ZAC - November 13, 1979  
Property Owner: Diamond Development Corporation  
Location: NE/S Old North Point Rd. 45' NW Rosebank Rd.  
Existing Zoning: D.R. 16  
Proposed Zoning: Variance to permit side setbacks of 20' and 9.6' for Lot #1, 9.6' and 9.8' for Lot #2, and 9.8' and 12' for Lot #3 in lieu of the required 25'.  
Acres: 0.40  
District: 15th

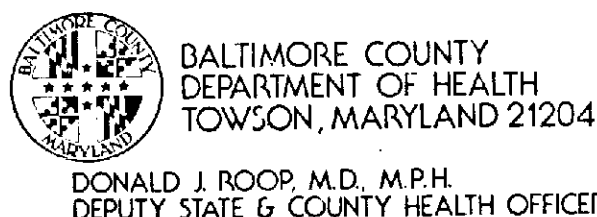
Dear Mr. Hammond:

No traffic problems are anticipated by the requested Variance to the side setbacks.

Very truly yours,

*Michael S. Flinnigan*  
Michael S. Flinnigan  
Engineer Associate II

MSF/hmd



DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

January 8, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #94, Zoning Advisory Committee Meeting of November 13, 1979, are as follows:

Property Owner: Diamond Development Corp.  
Location: NE/S Old North Point Rd. 45' NW Rosebank Rd.  
Existing Zoning: D.R. 16  
Proposed Zoning: Variance to permit side setbacks of 20' and 9.6' for Lot #1, 9.6' and 9.8' for Lot #2, and 9.8' and 12' for Lot #3 in lieu of the required 25'.  
Acres: 0.40  
District: 15th

Metropolitan water and sewer exist; therefore, no health hazards are anticipated.

Very truly yours,

*Ian J. Forrest*  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJE/fth



Paul H. Reincke  
CHIEF

November 26, 1979

Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee

Re: Property Owner Diamond Development Corp.

Location: NE/S Old North Point Rd. 45' NW Rosebank Rd.

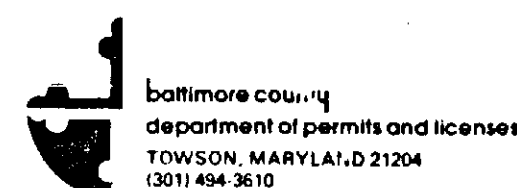
Item No. 94 Zoning Agenda: Meeting of 11/13/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- ( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code" 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

Noted and Approved: *Charles E. Burnham*  
Fire Prevention Bureau  
Special Inspection Division



JOHN D. SEYFFERT  
DIRECTOR

December 4, 1979

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #94, Zoning Advisory Committee Meeting, November 13, 1979 are as follows:

Property Owner: Diamond Development Corp.  
Location: NE/S Old North Point Rd. 45' NW Rosebank Rd.  
Existing Zoning: D.R. 16  
Proposed Zoning: Variance to permit a side setbacks of 20' and 9.6' for Lot #1, 9.6' and 9.8' for Lot #2 and 9.8' and 12' for Lot #3 in lieu of the required 25'.  
Acres: 0.4  
District: 15th

The items checked below are applicable:

- A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, and other applicable codes.
- B. A building permit shall be required before construction can begin.
- C. Additional \_\_\_\_\_ Permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_\_.
- I. No Comment.
- J. Comment: This is in a tidal area, Section 320.0 is applicable- Attached copy.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,

*Charles E. Burnham*  
Charles E. Burnham, Chief  
Plans Review

CEB:rrj

#### Section 320.0 Construction in Areas Subject to Flooding

Subsection 320.1 General Requirements. All buildings and structures hereafter erected or moved in areas in Baltimore County as designated by the Department of Public Works of Baltimore County and which are subject to inundation by tide water, surface water or running streams shall have floor elevations and watertightness as set forth in this Code.

#### Subsection 320.2 Areas Subject to Inundation by Tidelwaters

a. Where buildings are built in areas subject to inundation by tidewaters, the first or main floor elevation shall not be lower than 10 feet above mean low tide. Such buildings shall be supported on piles, reinforced concrete piers, monolithic concrete foundations or other approved means of support.

b. Where basements or other floors are constructed below 10 feet above mean low tide, the enclosure walls and floor construction shall be of monolithic construction of concrete of sufficient strength and specifically designed for watertightness and hydrostatic pressure, as certified by a Professional Engineer registered in the State of Maryland. Such walls shall be made watertight by membrane waterproofing on the exterior face and the membrane protected by 1 inch minimum cement plaster coating. All floors below 10 feet above mean low tide shall be made watertight by membrane waterproofing on 3 inch minimum concrete floor sub-base.

c. All alcoves for windows, doors, and other openings below 10 feet above mean low tide shall be made watertight as required for walls and floors as set forth in this Code.

d. All alcoves for windows, doors, and other openings below 10 feet above mean low tide shall be connected by service weight cast iron soil pipe to an adequate sump pump located in the basement and discharging to elevation not less than 10 feet above mean low tide; the said pump shall have a discharge capacity of not less than 15 gallons per minute.

e. Crawl spaces under floors of buildings or structures below 10 feet above mean low tide shall have enclosure walls conforming to the requirements of this Code except such enclosing walls may be of concrete masonry units set in mortar and shall be capable of withstanding the hydrostatic pressure. All openings to the crawl spaces, including access doors, shall be enclosed to an elevation of not less than 8 1/2 feet above mean low tide. The crawl space areas and enclosures shall be drained by cast iron soil pipe with a proper backwater valve, and shall discharge to the adjacent grade or into an approved drainage system.

#### Subsection 320.3 Areas Subject to Inundation by Surface Waters in Running Streams.

a. The first or main floor elevation of buildings subject to inundation by surface water or streams shall be not less than 2 feet above the flood level as determined by the Department of Public Works of Baltimore County, or at such elevation as may be necessary to grade a lot to prevent flooding of the same. Construction shall be in conformity with the requirements set forth in this Code, titled "Areas Subject to Inundation by Tidelwaters."

b. All basement or other floors below the first or main floor shall be in conformity with the requirements set forth in this Code, titled "Areas Subject to Inundation by Tidelwaters."



BOARD OF EDUCATION  
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 13, 1979

Mr. S. Eric DiNenna  
Zoning Commissioner  
Baltimore County Office Building  
Towson, Maryland 21204

Z.A.C. Meeting of: November 13, 1979

RE: Item No: 91, 92, 93, 94, 95  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

W. Nick Petrovich,  
Field Representative

NMP/bp

JOSEPH N. MCGOWAN, PRESIDENT  
T. BYARD WILLIAMS, JR., VICEPRESIDENT  
MARCUS M. ROTENBERG

THOMAS H. ROYER  
MRS. LORRAINE F. CHINCUS  
ROGER B. HAYDEN  
ROBERT Y. DUBEL, SUPERINTENDENT

ALVIN LORECK  
MRS. MILTON R. SMITH, JR.  
RICHARD W. TRACEY, D.V.M.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 15 Date of Posting: 1/21/80  
Posted for: Petition for Variance  
Petitioner: Diamond Development Corp.  
Location of property: NE/S Old North Point Rd., 45' NW Rosebank Rd.  
Location of Signs: Front of entire property (4376, 08/13/79)  
Remarks: None  
Posted by: [Signature] Date of return: 2/1/80

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: [Signature]	Revised Plans: Change in outline or description Yes No									
Previous case: _____	Map # _____									

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

April 1, 1980

Mr. James Gay, President  
Diamond Development Corporation  
P.O. 6694  
Baltimore, Maryland 21219

RE: Petition for Variance  
NE/S of Old North Point Rd., 45'  
NW of Rosebank Rd. - 15th Election  
District  
Diamond Development Corp. -  
Petitioner  
NO. 80-153-A (Item No. 94)

Dear Mr. Gay:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

[Signature]  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 1 day of Nov, 1979.  
Filing Fee \$ 35 Received: [Signature] Check  
Cash  
Other  
Petitioner: Diamond Dev. Co. Submitted by: [Signature]  
Petitioner's Attorney: [Signature] Reviewed by: [Signature]  
William E. Hammond, Zoning Commissioner

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

No. 85584

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE & REVENUE

MISCELLANEOUS CASH RECEIPT

DATE: January 11, 1980 ACCOUNT: 01-662

AMOUNT: \$25.00

FOR: D.S. Thaler & Associates, Inc.

FOR: Filing Fee for Case No. 80-153-A

DATE: February 11, 1980 ACCOUNT: 01-662

AMOUNT: \$61.63

FOR: Diamond Development Corp.

FOR: Advertising and Posting of Case No. 80-153-A

DATE: February 11, 1980 ACCOUNT: 01-662

AMOUNT: \$64.53

FOR: Diamond Development Corp.

FOR: Advertising and Posting of Case No. 80-153-A

DATE: February 11, 1980 ACCOUNT: 01-662

AMOUNT: \$64.53

FOR: Diamond Development Corp.

FOR: Advertising and Posting of Case No. 80-153-A

D. S. THALER & ASSOCIATES, INC.

11 WARREN ROAD • BALTIMORE, MARYLAND 21208 • (301) 381-1100

October 25, 1979

DESCRIPTION OF PROPERTY OWNED BY THE DIAMOND DEVELOPMENT CORPORATION, DIED REFERENCE O.T.G. 4510, folio 574

Beginning for the whole parcel at a point on the northeast right-of-way line of Old North Point Road, presently 50 feet wide, at approximately 45.0 feet west of the westernmost side of Rosebank Road, said point being at the southwest corner of the property owned by F.J. Sexton and wife, recorded in the land records of Baltimore County in Liber E.H.K. Jr. 5609 at folio 691, and running thence along Old North Point Road, North 54°40'02" West 146.68 feet to the southeast corner of the property owned by Bernard A. Page, Sr. and wife recorded in the aforesaid land records in Liber E.H.K. Jr. 5718 at folio 407, and thence leaving Old North Point Road and binding on southeast side of said property, North 32°51'07" East 113.19 feet to the end of said property and to intersect the southwest side of a 20 foot wide alley and running thence along the southwest side of said alley, South 57°09'01" East 143.32 feet to the northwest corner of the property firstly mentioned herein and thence binding on the northwest side of said property and leaving said alley, South 31°14'46" West 119.58 feet to the place of beginning.

Containing 0.40 of an acre of land more or less.

CIVIL ENGINEERS • SITE PLANNERS

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 24, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 24th day of February, 1980, the first publication appearing on the 24th day of January, 1980.

[Signature]  
THE JEFFERSONIAN  
Manager.

Cost of Advertisement, \$ \_\_\_\_\_



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
Zoning Commissioner

January 18, 1980

TO: John D. Seyffert, Director  
FROM: Office of Planning and Zoning

SUBJECT: Petition No. 80-153-A Item 94

Petition for Variance for side yard setbacks  
Northeast side of Old North Point Road, 45 feet Northwest of Rosebank Road  
Petitioner: Diamond Development Corporation

Fifteenth District

HEARING: Thursday, February 14, 1980 (9:45A.M.)

There are no comprehensive planning factors requiring comment on this petition.

[Signature]  
John D. Seyffert, Director  
Office of Planning and Zoning

JDS:JGH:ac

THE JEFFERSONIAN

ESSEX TIMES

Thursday, January 24, 1980

Legal Notices

PETITION FOR VARIANCE

15th District  
Zoning: Petition for Variance for side yard setbacks.  
Location: Northeast side of Old North Point Road, 45 feet Northwest of Rosebank Road.  
Date & Time:

THURSDAY, FEBRUARY 14, 1980 AT 9:45 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit side yard setbacks of 20 feet and 8.8 feet for Lot No. 1, 9.8 feet and 9.8 feet for Lot No. 2 and 9.8 feet and 12 feet for Lot No. 3 in line of the required 25 feet respectively.

The Zoning Regulation to be excepted as follows:

Section 1802.3C.1 Development standards for Small Lots or Tracts

All that parcel of land in the Fifteenth District of Baltimore County

Beginning for the whole parcel at a point on the northeast right-of-way line of Old North Point Road, presently 50 feet wide, at approximately 45.0 feet west of the westernmost side of Rosebank Road, said point being at the southeast corner of the property owned by F.J. Sexton and wife, recorded in the land records of Baltimore County in Liber E.H.K. Jr. 5609 at folio 691, and running thence along Old North Point Road, North 54°40'02" West 146.68 feet to the southeast corner of the property owned by Bernard A. Page, Sr. and wife recorded in the aforesaid land records in Liber E.H.K. Jr. 5718 at folio 407, and thence leaving Old North Point Road and binding on southeast side of said property, North 32°51'07" East 113.19 feet to the end of said property and to intersect the southwest side of a 20 foot wide alley and running thence along the southwest side of said alley, South 57°09'01" East 143.32 feet to the northwest corner of the property firstly mentioned herein and thence binding on the northwest side of said property and leaving said alley, South 31°14'46" West 119.58 feet to the place of beginning.

Containing 0.40 of an acre of land more or less.

Being the property of Diamond Development Corporation, as shown on the plan filed with the Zoning Department.

Hearing Date: Thursday, February 14, 1980 at 9:45 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF WILLIAM E. HAMMOND Zoning Commissioner of Baltimore County

Bel Air, Md. Jan 24 1980

This is to Certify, That the annexed

[Signature]

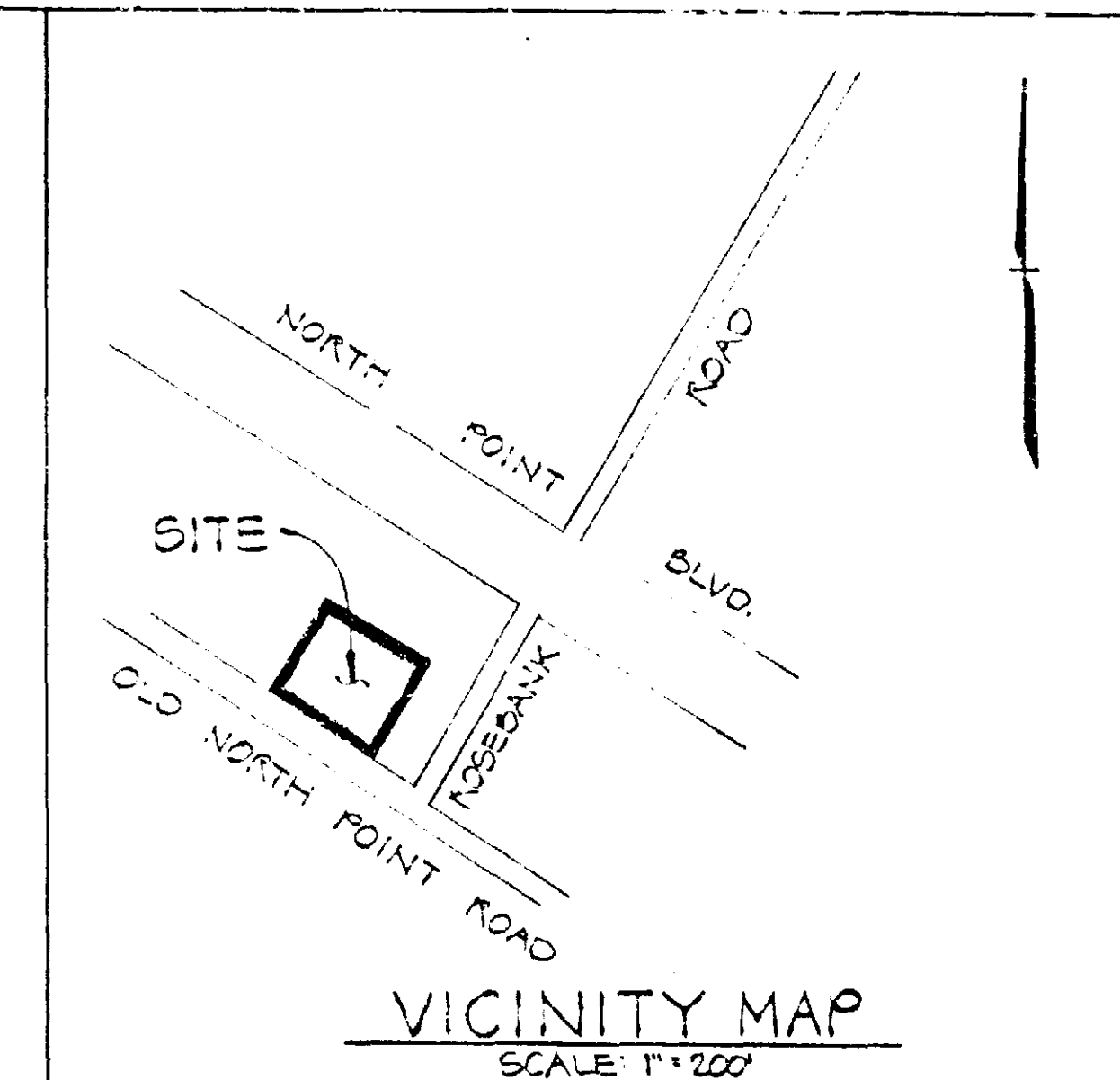
was inserted in THE JEFFERSONIAN, a newspaper printed and published in Harford County, once in each

of \_\_\_\_\_ successive

weeks before the \_\_\_\_\_ day of \_\_\_\_\_

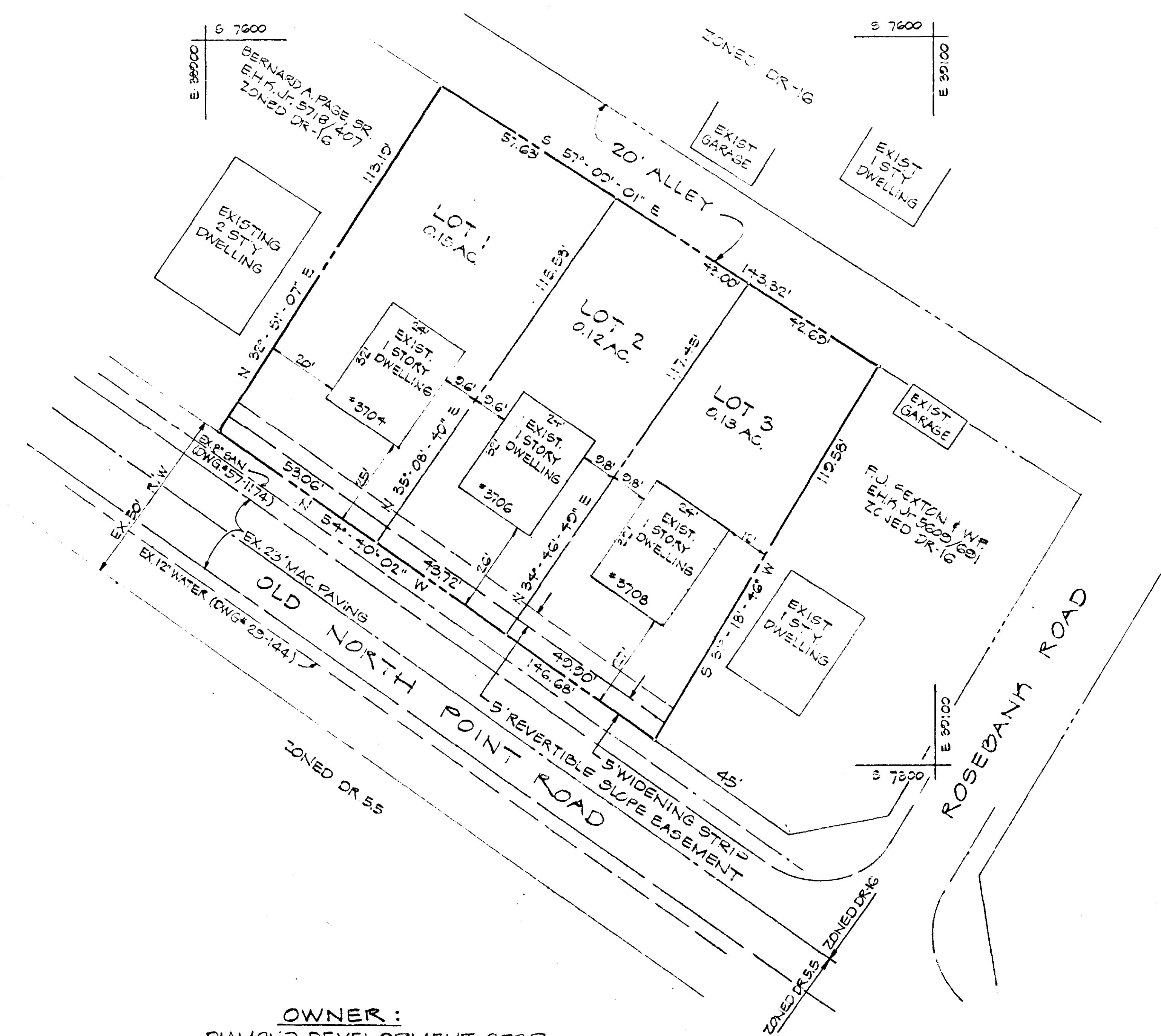
\_\_\_\_\_ 1980

[Signature] Publisher.



# GENERAL NOTES

1. ZONED DR-1G
2. AREA OF PROPERTY 0.40 AC. ±
3. NO. OF LOTS PERMITTED \* 6
4. NO. OF LOTS PROPOSED \* 3
5. EXISTING PARKING IN REAR TO CONTINUE IN USE.



ENGINEERS  
D. S. THALER & ASSOCIATES INC.  
11 WARREN ROAD  
BALTIMORE, MARYLAND 21208

OWNER:  
DIAMOND DEVELOPMENT CORP.  
P.O. BOX 6634  
BALTIMORE, MARYLAND 21212  
DEED REFERENCE O.T.G. 4510/578

PLAT TO ACCOMPANY  
PETITION FOR ZONING VARIANCE  
DIAMOND DEVELOPMENT CORP. PROPERTY  
\* 3704, 3706, 3708 OLD NORTH POINT ROAD  
ELECTION DISTRICT 15 BALTIMORE COUNTY, MARYLAND  
SCALE: 1" = 20'  
OCTOBER 12, 1979

